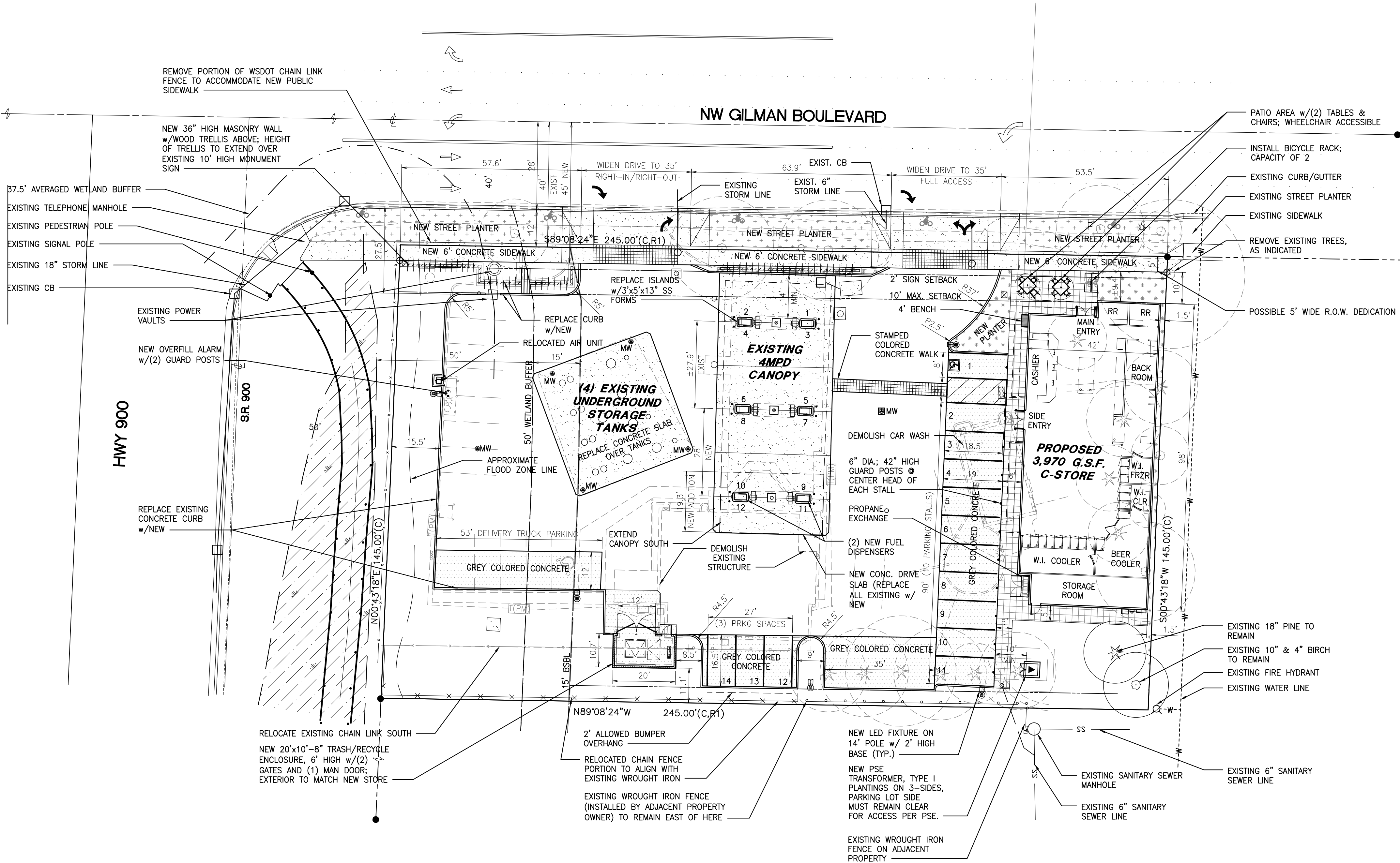
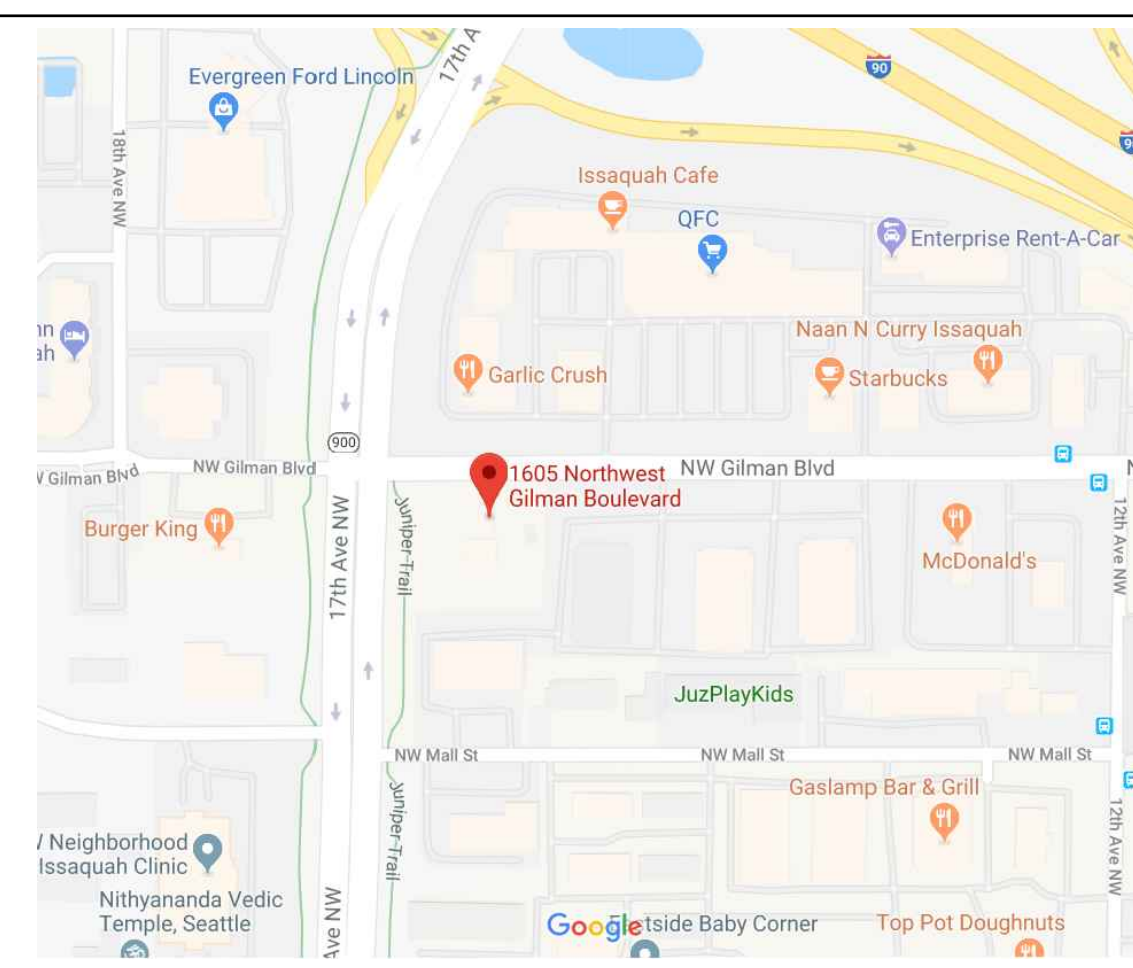


PRELIMINARY SITE PLAN 06.20.18



VICINITY MAP



SITE DATA

ADDRESS/LOCATION: 1605 NW GILMAN BOULEVARD, ISSAQUAH, WA 98027
KING CO. PARCEL NO. 202406-9077

SITE AREA: 35,510 SF (0.82 ACRES) (SURVEY)

PROJECT DESCRIPTION: DEMOLISH THE EXISTING 1,845 SF CONVENIENCE STORE AND CAR WASH AND CONSTRUCT A NEW 42-FOOT BY 98-FOOT (3,970 SQUARE FOOT) JACKSONS FOOD STORE. EXTEND CANOPY OVER (2) NEW MPD'S. THE OTHER EXISTING 4 MPD'S AND THE UNDERGROUND STORAGE TANKS WILL REMAIN.

BUILDING SUMMARY:
NEW CONVENIENCE STORE: 3,831 NET SQUARE FEET (837SF OF EXCLUDED AREAS AS ALLOWED BY CH 8 CDDOS).
CONSTRUCTION TYPE: V-B; OCCUPANCY GROUP: M

SITE AND SURROUNDING ZONING: URBAN CORE/URBAN VILLAGE: ROWLEY

USE ANALYSIS:
CONVENIENCE STORE: ALLOWED (LEVEL 0 REVIEW)
GASOLINE SALES: ALLOWED (LEVEL 0 REVIEW)

BUILDING SETBACKS/HEIGHT LIMITATIONS:
FRONT: 0'-10' MAXIMUM (GILMAN BLVD)
SIDE STREET/SIDE YARD: 0'-FEET
REAR YARD: 0'-FEET (EAST)
CANOPY/PUMP ISLAND: (NOT SPECIFIED)
BUILDING HEIGHT: 60 FOOT BASE; 125 FOOT MAX

SIGNAGE: CH. 9.21 - CDDOS

PARKING REQUIREMENTS:
REQUIRED: MINIMUM 2 STALLS / 1,000SF NET FLOOR AREA; MAXIMUM 5 STALLS / 1,000SF NET FLOOR AREA REQUIRED: :
CALCULATION: 3,970 GFA - ELECT/MECH ROOM - JANITORIAL SINK - REST ROOMS = 3,133NFA / 1,000 SF x 2 = 6 MINIMUM & 15 MAXIMUM STALLS REQUIRED
PROVIDED: 14
STANDARD STALL SIZE: 9 X 18.5 FEET (2-FOOT OVERHANG ALLOWED)
COMPACT STALL SIZE: 8 X 16 FEET
COMPACT PERCENTAGE ALLOWED: 60%
AISLE WIDTH (MIN) (2-WAY TRAFFIC): 24 FEET
BIKE PARKING: 2 SPACES MINIMUM

INGRESS/EGRESS:
PRIMARY STREET DESIGNATION: NW GILMAN BOULEVARD
MAXIMUM CURB CUT WIDTH: 35 FEET
MINIMUM DISTANCE BETWEEN CURB CUTS: 200 FEET OFFSET FROM OPPOSITE SIDE OF STREET

DISCLAIMER:
THIS PRELIMINARY SITE PLAN IS BASED ON AN ALTA/ACSM SURVEY PREPARED BY TERRAMARK, INC., SIGNED/SEALED ON FEBRUARY 25, 2009 AND A TOPOGRAPHIC SURVEY PREPARED BY BARGHAUSEN CONSULTING ENGINEERS, INC., DATED 2014-09-04. ZONING AND SITE DEVELOPMENT STANDARDS USED TO DEVELOP THIS PLAN ARE BASED ON PRELIMINARY RESEARCH. THESE STANDARDS ARE SUBJECT TO CHANGE, AND ARE SUBJECT TO INTERPRETATION BY THE MUNICIPALITY DURING THE PLAN REVIEW PROCESS. THE SITE DEVELOPMENT FEASIBILITY IS THEREFORE NOT IMPLIED OR GUARANTEED. A PREDEVELOPMENT CONFERENCE IS RECOMMENDED WITH THE CITY OF ISSAQUAH PRIOR TO DESIGN.

PRELIMINARY

Job Number		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX		CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	
Sheet		PS1		of	
Title		PRELIMINARY SITE PLAN JACKSONS STORE NO. 625 1605 NW GILMAN BLVD. ISSAQUAH, WASHINGTON 98027		Revision	
For		JACKSONS FOOD STORES, INC. 3450 E COMMERCIAL COURT MERIDIAN, ID 83642 ph 208.888.6061 fx 208.888.3585 www.jacksons.com		By	
Scale:		Horizontal 1"=20' Vertical		Date	
Designed		06.20.18		Date	
Drawn		06.20.18		Date	
Checked		06.20.18		Date	
Approved		06.20.18		Date	
Date		06.20.18		Date	